

City of Newburgh  
Department of Planning and Development



Request for Qualifications  
(RFQ)

Waterfront Redevelopment

**[www.cityofnewburgh-ny.gov](http://www.cityofnewburgh-ny.gov)**

The City of Newburgh is located sixty (60)-miles north of New York City on the western side of the Hudson River in Orange County, New York. It is a small, densely settled community of 3.9 square miles bounded by the Town of Newburgh on the west and north, the Hudson River on the east and the Town of New Windsor on the south. The city and its immediate suburbs have a population of more than 100,000 persons.

The City is an enthusiastic participant in redevelopment activities. It offers considerable assets, including but not limited to: land, links to the regional transportation system, including Interstate I-84 and the New York State Thruway (I-87), navigable Hudson River access, and proximity to a Stewart International Airport; scenic beauty; a rich cultural and architectural history; Empire Zone designation for a large portion of the City; and, organizations willing to invest time and capital to stimulate redevelopment. The success of several recent waterfront projects has established critical development momentum.

The City of Newburgh is seeking a qualified master developer to collaborate with the City and the Newburgh community in the creation of a waterfront redevelopment plan, including the development of approximately 30 acres of city-owned property (map attached). The City is desirous of partnering with a developer with a good track record, sound financial backing, and commitment to implementing creative, quality development in a timely manner. Interested parties should submit the following information for consideration:

- I. A cover letter that includes the name, address, phone number, fax number, email address, Federal ID number (if applicable), and Business ID number (if applicable) of the person or entity submitting the proposal. The cover letter should also be used to describe why you are interested in this particular project and what you feel your organization can bring to the project that would be in the interest of Newburgh at this point in time.

## II. QUALIFICATIONS

### 1. Resumes

Please identify the principals and members of the development team (architects, engineers, financial partners, etc.) and describe their roles/responsibilities in the planning and implementation of this project. Include resumes for all parties.

### 2. Representative Project Experience

Please identify relevant project experience. In particular, projects financed and completed within the last three (3) years, as well as ongoing projects with their stage of development. Specify projects that involve the development team members that will also be part of your Newburgh proposal.

### 3. Financial Responsibility

Please provide proof of financial capability to develop the proposed project. This proof should include the following:

- Identify if the Developer/Respondent is a subsidiary of, or affiliated with any other corporation(s) or firm(s).
- Indicate whether the Developer/ Respondent, the parent corporation, subsidiary or affiliated corporation, or any of the officers or principal members or other interested parties, been adjudged bankrupt, either voluntary or involuntary, within the past 10 years.
- Indicate whether the Developer/ Respondent or anyone referred to above has been indicted for or convicted of any felony within the past 10 years.
- Indicate whether the Developer/ Respondent or anyone referred to above has been summoned to appear in Newburgh City Court on a Housing Code violation.

### 4. References

Please provide six references as follows:

- Three (3) references should be provided from financial institutions, lenders and project sponsors demonstrating the Respondent's ability to complete projects in a timely manner and within established budgets.
- Three (3) references should be provided from clients, indicating ability to complete projects in a timely manner, and demonstrating the success of the project.

References shall include the contact name, title, address and phone number of the organization/individual listed and the name, size, and scope of the project(s) in which they had an association with the Respondent.

## III. PLANNING PROCESS

Please describe your development team's expectations for how the visioning and planning processes would take place and contribute to the advancement of a development agreement with the City. Include a projected timeline.

## IV. REQUIRED SUBMISSION

Respondents should submit eight (8) copies of the requested information. The complete package of material shall be submitted to the following agency and contact person:

Robert H. McKenna  
Department of Planning & Development  
83 Broadway, 3<sup>rd</sup> Floor  
Newburgh, NY 12550  
845-569-9400

Material will not be returned, unless otherwise requested by the Developer/Respondent. In any event, the Developer/Respondent shall be responsible for the costs to return said material.

#### V. DUE DATE

All responses must be received by **Friday, March 4, 2005 @ 4:00PM.**

#### VI. SELECTION CRITERIA AND PROCESS

Submissions will be evaluated according to the following criteria:

- Prior experience of the development team
- Ability of the developer to assemble a team with all requisite disciplines
- Past performance of projects comparable in size and scope
- Financial capacity
- Demonstrated understanding of the City of Newburgh's revitalization goals

After a review of all submissions, a limited number of respondents will be selected for interviews and/or to submit more detailed proposals. It is anticipated that this will take place during April, 2005. The City reserves the right to reject all submissions. Notification of project awards will be provided to all respondents.